



Actual image of show villa

## **villas at international city**

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### **CONTENTS**

THE TOWNSHIP

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THE VILLAS

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THE DEVELOPER



## **truly, one of its kind**

International City, situated in sector 109 & 106, Gurgaon is the most coveted villa address, right at the edge of Delhi. SOBHA has demonstrated unseen quality standards in every aspect of this development. The project has won prestigious national awards and is admired by both industry experts and discerning customers. World-class living standards are evident in all aspects of the development like township planning, symmetry in design, immaculate finishing and high quality infrastructure. For the accomplished ones, International City is an exceptional statement of success.



ACTUAL IMAGE OF THE BLOCK B ENTRANCE



ACTUAL IMAGE OF PRESIDENTIAL VILLA, BLOCK B

DELIVERED OVER 206 VILLAS IN  
PHASE 1, INTERNATIONAL CITY



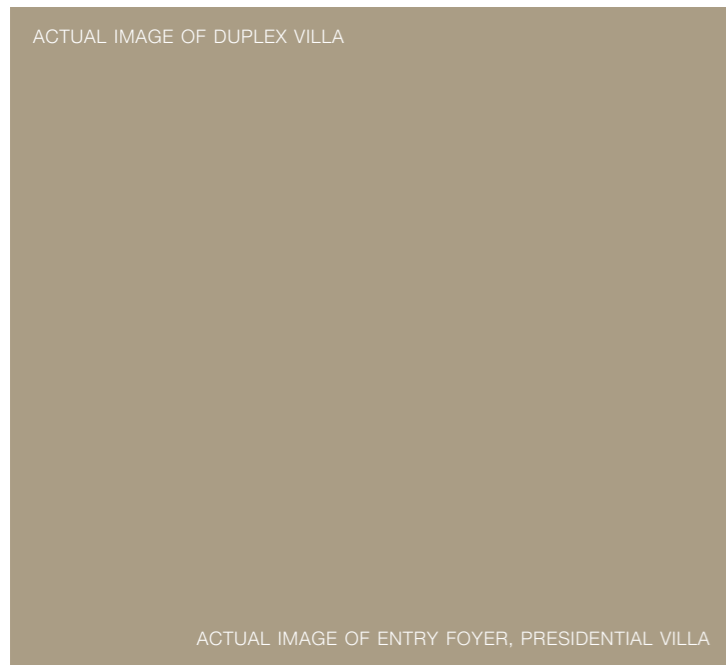
ACTUAL IMAGE OF DUPLEX VILLA, BLOCK E

HANDOVER COMMENCED OF 135 VILLAS IN  
PHASE 2, INTERNATIONAL CITY



ACTUAL IMAGE OF BEDROOM,  
PRESIDENTIAL VILLA

ACTUAL IMAGE OF DOUBLE HEIGHT  
DINING AND LIVING SPACE, PRESIDENTIAL VILLA



ACTUAL IMAGE OF DUPLEX VILLA

ACTUAL IMAGE OF ENTRY FOYER, PRESIDENTIAL VILLA

**enjoy villa life at the edge of delhi**

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**An exclusive villa township**  
located in Sector 109 & 106,  
Gurgaon

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**Spread over 150 acres**  
with phase 1 already delivered  
and handover commenced for  
over 161 villas in Phase 2

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**Low density living**  
with just 6 plots per acre

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**Meticulously planned**  
gated villa community with a  
densely landscaped environment  
& tree lined avenues

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**Premier clubhouse**  
spread over 65,000 sq.ft.  
across 5 levels with a roof-top  
swimming pool

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**Eco-friendly approach**  
including rainwater harvesting,  
sewage & water treatment plants  
and organic waste converter



## well-planned infrastructure

**international  
city** gurgaon

- | Proper sloped roads to avoid water logging and for maximum water collection
- | Full power back-up through dedicated service yards
- | Fiber optic cable network across the township for very high speed data
- | State-of-the-art-water treatment plant with Reverse Osmosis technology having 5 million litre massive water tank to cater to residents' requirements.





## take a stroll amidst greens



**international  
city** gurgaon

International City is set within an inspiring environment of manicured landscapes that will make you breathe clean air and offer green living in true sense.

| Lush green avenues with trees & shrubs on both sides of the roads

| Inspiring landscaped environment with over 3,100 trees in Phase 1 of International City

Treated water from central sewage treatment plant for landscaping & toilet flushes

| Rain water harvesting pits in each villa plot for ground water recharge

| Flowering plants & fruit trees in each villa





## the club at international city

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ALL ACTUAL IMAGES

### SWIMMING

Roof Top Swimming Pool,  
Kids Pool & Jacuzzi

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### HOBBY

Art Gallery, Hobby Centre  
& Activity Room

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### WELLNESS

Spa and Salon

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### HOSPITALITY

10 Well-appointed Guest Rooms

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### SPORTS

2 Badminton Courts, 2 Tennis  
Courts & a Squash Court

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### FITNESS

Multi-facility Gymnasium, Yoga  
& Aerobics Studio

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### CELEBRATIONS

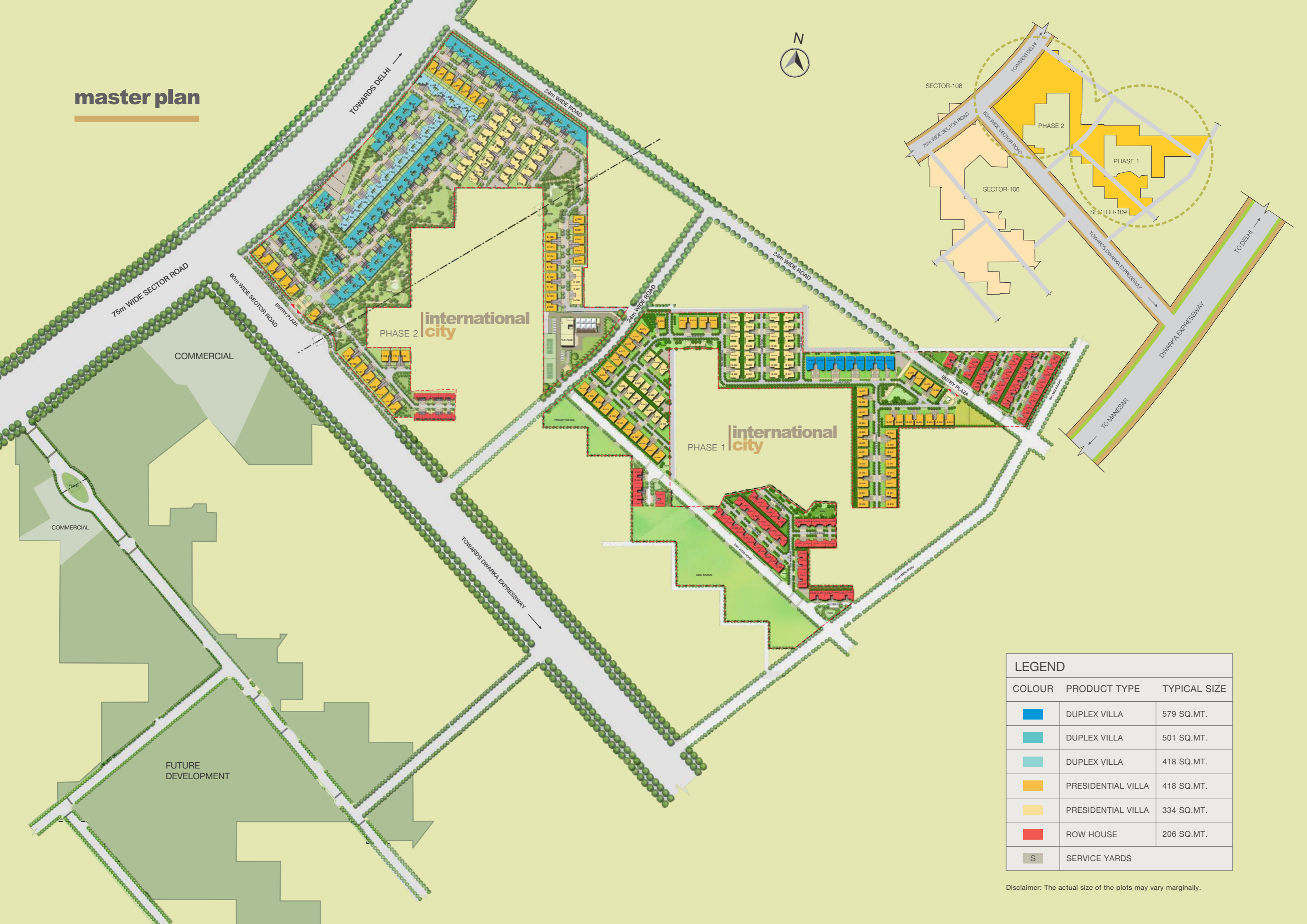
Multipurpose Hall, Banquet Hall  
& Party Lawn

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### DINING

Multi-cuisine Restaurant  
& Coffee Shop

# master plan



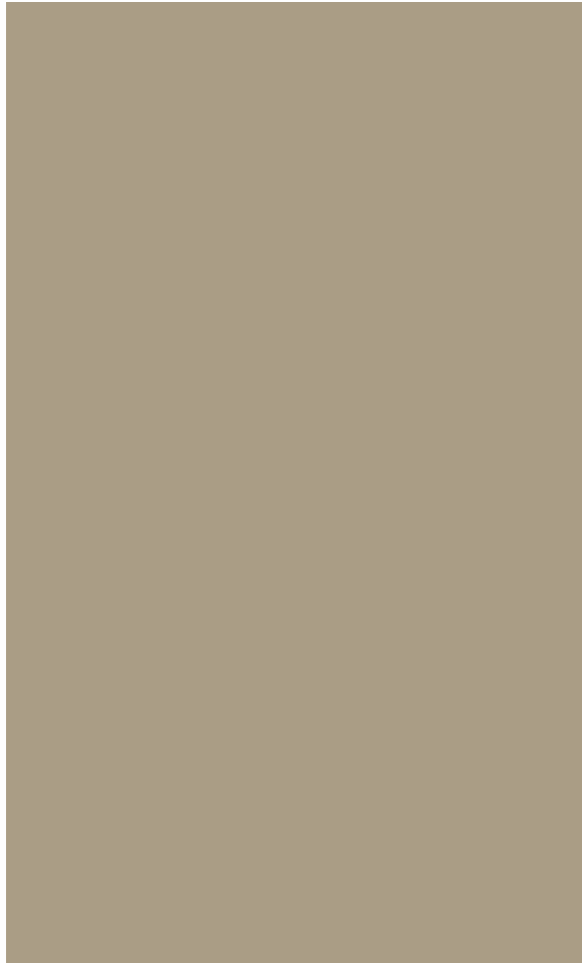
LEGEND		
COLOUR	PRODUCT TYPE	TYPICAL SIZE
<span style="color: blue;">■</span>	DUPLEX VILLA	579 SQ.MT.
<span style="color: cyan;">■</span>	DUPLEX VILLA	501 SQ.MT.
<span style="color: lightblue;">■</span>	DUPLEX VILLA	418 SQ.MT.
<span style="color: orange;">■</span>	PRESIDENTIAL VILLA	418 SQ.MT.
<span style="color: yellow;">■</span>	PRESIDENTIAL VILLA	334 SQ.MT.
<span style="color: red;">■</span>	ROW HOUSE	206 SQ.MT.
<span style="border: 1px solid gray; padding: 2px;">S</span>	SERVICE YARDS	

Disclaimer: The actual size of the plots may vary marginally.



ACTUAL IMAGE

**the villas**

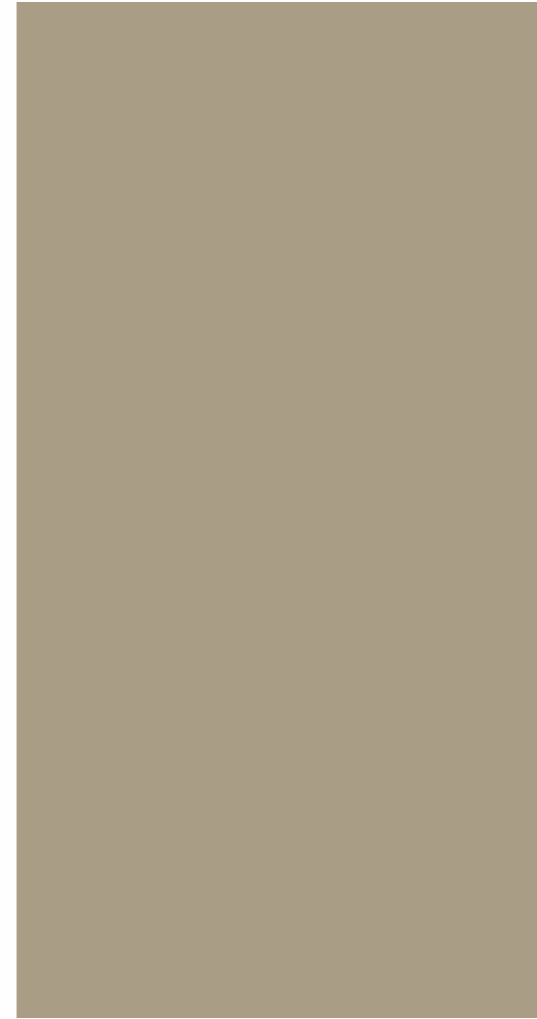


## presidential villas

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- | Spread over Ground + 2 Floors and a Basement built on 500 and 400 sq. yd.
- | Spacious five bedroom residences with master suites and 5 fixture master baths
- | Multiple car parks, private elevator, a study and gymnasium space
- | Double height dining space and a family lounge
- | Front & rear lawns and a well-manicured terrace garden
- | Multiple utility areas





## **duplex villas**

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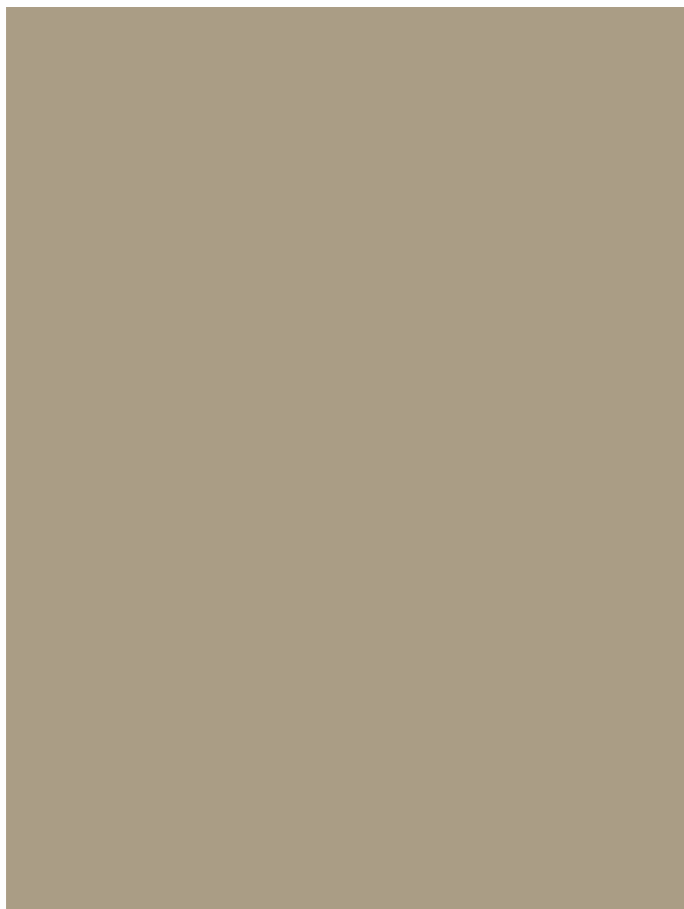
These are independent twin family villas with 2 floors each, built on a 692, 600 AND 500 sq.yd. plot. Both upper and lower duplex villas come with 4/3 spacious bedrooms, double height living/dining area, domestic help room, provision for a private elevator, multiple terraces and open to sky green spaces.

### **CHOICE OF LIVING**

Choose either Green Ground Floor Living at Lower Duplex Villa (Ground & First Floor or Basement & Ground Floor) or Upscale Upper Level Living at Upper Duplex Villa (Second & Third Floor or First & Second Floor).

### **UNRIVALLED PRIVACY**

Both villas have separate entrances ensuring complete privacy and come with two car parks for each villa, within the plot.



# villa specifications

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS

STONE CLADDING / TEXTURE PAINT ON EXTERIORS

LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL / ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET

FULLY FITTED VRF AIR CONDITIONING

24 HOUR POWER BACK-UP

HOT WATER SUPPLY TO ALL TOILETS & KITCHEN

PRESSURISED WATER SUPPLY SYSTEM

4 PERSON LIFT

## PATIO

FLOORING	NATURAL / ENGINEERED STONE
WALLS & CEILING	PLASTIC EMULSION PAINT

## FOYER / LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

## BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE / TIMBER LAMINATED FLOORING & SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS

## KITCHEN

FLOORING	NATURAL / ENGINEERED STONE / TILE
WALLS	SUPERIOR QUALITY CERAMIC TILE DADO UPTO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY

## BALCONIES

FLOORING	CERAMIC TILES & SKIRTING
PARAPET	NATURAL / ENGINEERED STONE COPING

## BATHROOMS

WALLS	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP & BIDET IN MASTER BATHROOMS. SHOWER PARTITION WITH PANEL IN ALL OTHER BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS
FITTINGS	FITTINGS OF REPUTABLE MAKE

## POWDER ROOM

WALLS	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE
FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE FLOORING & SKIRTING
COUNTER	NATURAL / ENGINEERED STONE
FITTINGS	FITTINGS OF REPUTABLE MAKE

## GYMNASIUM

LAMINATED WOODEN FLOORING, PLASTIC EMULSION PAINT ON WALLS & CEILING

## STUDY

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TILE / WOODEN LAMINATED FLOORING & SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT ON ALL WALLS

## DOORS & WINDOWS

MAIN DOOR	SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
BEDROOM DOORS	HARDWOOD FRAME & ARCHITRAVE
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE SKIN & INSIDE LAMINATE HARDWOOD FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY DUTY POWDER COATED ALUMINUM EXTRUDED FRAMES & SHUTTERS
WINDOWS	HEAVY DUTY POWDER COATED ALUMINUM DOUBLE GLAZED WINDOWS AND VENTILATORS

## LUMBER ROOM

CERAMIC TILE FLOORING & SKIRTING  
PLASTIC EMULSION PAINT ON WALLS & CEILING

## STAIRCASE

NATURAL / ENGINEERED STONE TREAD & RISERS  
GLASS RAILING WITH SS / WOODEN HANDRAIL

## UTILITY ROOM (GF)

ROOMS	CERAMIC TILE FLOORING, PLASTIC EMULSION PAINT ON WALLS
ATTACHED TOILET	CERAMIC TILE FLOORING & WALL TILING WITH STANDARD SANITARY WARE & FITTINGS

## TERRACE GARDEN

LANDSCAPED TERRACE GARDEN WITH TILE FLOORING

## BASEMENT

FLOORING	HIGH QUALITY VITRIFIED TILES
WALLS & CEILING	PLASTIC EMULSION PAINT

## SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE  
EACH VILLA LINKED TO MAIN SECURITY VIA INTERCOM

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.

**location:**  
**upper dwarka expressway**

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# location map

## international city



PROPOSED DEVELOPMENT TYPE (as per Master Plan 2031)	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black;"></span>	COMMERCIAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9933cc; border: 1px solid black;"></span>	INSTITUTIONAL (C Proposed College)
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black;"></span>	HOSPITAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff99; border: 1px solid black;"></span>	DELHI'S LARGEST TRANSPORTATION HUB
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff33; border: 1px solid black;"></span>	INSTITUTIONAL (School)



## distances from international city

**10**  
minutes **DWARKA**

- Manipal Hospital
- G.D. Goenka School
- D.A.V. Public School
- National Law University
- Radisson Blu
- Vivanta New Delhi
- Vegas Mall

**25**  
minutes **SOUTH DELHI**

- Vasant Kunj
  - The Grand
  - Fortis Hospital
  - Vasant Valley School
  - Delhi Public School
  - Emporio & Promenade Malls
- Jawaharlal Nehru University (JNU)
- Delhi University, South Campus
- Vasant Vihar

**20**  
minutes **CBD, GURGAON**

- Cyber City
- Udyog Vihar
- Ambience Mall
- The Leela Ambience
- The Oberoi

**05**  
minutes **PALAM VIHAR**

- Ansal Plaza
- Columbia Asia Hospital
- Gems International School
- I.T.M. University
- Delhi Public School

**15**  
minutes **IGI AIRPORT & AEROCITY**

- J.W.Marriott
- Novotel
- Pullman
- Andaz by Hyatt
- WorldMark 1, 2 & 3
  - 8 lakh sq.ft. of office space
  - 7 lakh sq.ft. of retail & entertainment

**05-15**  
minutes **UPCOMING DEVELOPMENTS**

- IICC, Sector - 25, Dwarka
- Diplomatic Enclave II, Sector - 24, Dwarka
- 18-Hole DDA Golf Course, Sector - 24, Dwarka
- Delhi's Largest Transportation Hub, Bijwasan

**sobha community:  
in a league of its own**

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23,000+

FAMILIES ACROSS INDIA  
HAVE CHOSEN SOBHA HOME  
AS THEIR PREFERRED  
ADDRESS.



## **sobha community: flourishing across the nation**

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SOBHA customers are winners in their careers and occupy significant leadership positions in their professional worlds.

They like to chase distinction in everything they do and are still well-rooted in values.

With a penchant for perfection and passion for excellence, their buying decision is governed by quality as the most important driving factor.

These families take pride in owning a SOBHA home and cherish passing it as their legacy for generations to come.



# SOBHA

**TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY**

# SOBHA

TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY.

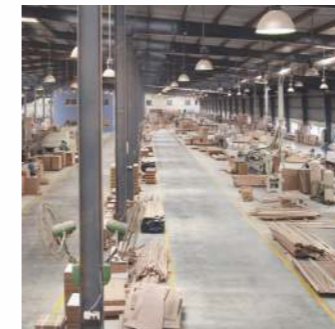
Such is the craftsmanship and attention to detail of a SOBHA home that it becomes a legacy, an heirloom, a milestone and an exceptional emotional statement. This indisputable standing comes from the consistency with which SOBHA has inculcated its passion for excellence ever since it was founded in 1995. SOBHA'S in-house expertise, backward integration model and an organization culture of excellence has helped them deliver high quality homes on time, every time.



**SOBHA RANKED NO.1 BRAND IN REAL ESTATE ACROSS INDIA FOR 5 CONSECUTIVE YEARS BY TRACK2REALTY\***



\*Track2Realty BrandXReport 2015-19



## SELF BELIEF TO EXCEL

Quality consciousness at SOBHA percolates to all levels of management and skilled workforce. With top management supervision and German quality precision, SOBHA remains the quality benchmark in the industry.

Superior quality is achieved by paying attention to the minute details in systems, processes, designs and execution of all activities. With such focus, SOBHA strives to deliver the best product in a timely and safe manner.



## SELF RELIANT CONSTRUCTION CAPABILITY

SOBHA is perhaps India's only backward integrated real estate organization, competent to deliver a project from conceptualization to completion.

In fact, the in-house woodworking factory, set up to manufacture doors, is one of the largest-of-its-kind in India.

Everything from aesthetic design to quality metal glazing, best-in-class interiors and high grade concrete products is done in-house.



## SOBHA ACADEMY FOR HANDS-ON TRAINING BY GERMAN EXPERTS

The SOBHA Academy, set up in Bangalore, is a unique centre for learning that offers workplace skill development programs.

SOBHA Academy produces tradesmen skilled in tiling, granite masonry, gypsum works, water-proofing, electrical and plumbing works.

It imparts continuous training to the company's engineers and skilled manpower. The training elevates their skills and enables them to deliver a finished product of superlative quality.



## PROVEN OVER 109 MILLION SQUARE FEET TIMES

158 completed real estate projects

316 completed contractual projects

27 cities of SOBHA presence

3,200 people employed directly

Recipient of 175+ prestigious awards

## select few villa developments by sobha

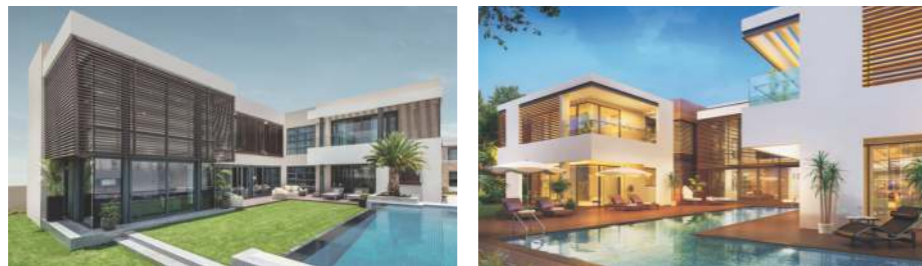
SOBHA Lifestyle, Bangalore



SOBHA City, Thrissur



SOBHA Hartland, MBR City, Dubai



SOBHA District One, MBR City, Dubai



ALL ACTUAL IMAGES

**international  
city**  
gurgaon

### Disclaimer

1. The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change.
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes.
3. Areas mentioned are subject to change after finalization of services and structural design.
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points.
5. The plot sizes and plans are subject to changes following final statutory approvals and detailed design of services.

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PASSION AT WORK

# international city

gurgaon

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development partners

